

Small commercial estimating report

Hypothetical single-room fit-out - selected trades only

HYPOTHETICAL DEMONSTRATION | NOT A CLIENT PROJECT

US customary units. All dimensions below are in feet unless otherwise stated. Display quantities are rounded to two decimals; underlying calculations retain full precision.

Item / hypothetical ref.	Measurement	Unit	Net	Waste	Gross
Concrete slab, 4 in. HYP-S101	20 x 30 x (4/12) / 27	CY	7.41	5%	7.78
Wall & ceiling board HYP-A201	855 + 600	SF	1455.00	10%	1600.50
Wall & ceiling paint HYP-A201	855 + 600	SF	1455.00	0%	1455.00
Resilient flooring HYP-A301	20 x 30	SF	600.00	10%	660.00
Baseboard HYP-A301	100 - 3	LF	97.00	10%	106.70
Door assembly HYP-A601	1 scheduled opening	EA	1.00	0%	1.00
Window assemblies HYP-A601	2 scheduled openings	EA	2.00	0%	2.00

Measurement basis

The same 20 x 30-foot, 9-foot-high geometry and 45 SF opening deduction as Package 02. A limited multi-trade format demonstration, not a full building estimate. The hypothetical references identify assumed geometry, not supplied plan sheets. Quantities of different units must not be summed.

Exclusions

Structure beyond slab, sitework, roofing, insulation, plumbing, electrical, HVAC, hardware details, permit costs, equipment, supervision, contingency, overhead, profit, tax, freight, and actual market pricing.

ILLUSTRATIVE COST BREAKDOWN

How the cost schedule is presented

All unit rates below are invented teaching inputs, not market quotes or current prices. No region or pricing date is claimed. Material rates apply to gross quantities; labor rates apply to net installed quantities. Paint material is a bundled hypothetical allowance per surface SF. No estimating-service fees are shown.

Scope	Material quantity x rate	Labor quantity x rate	Extension
Concrete	7.7778 x \$185.00	7.4074 x \$70.00	\$1,957.41
Drywall	1600.5000 x \$0.65	1455.0000 x \$1.15	\$2,713.58
Paint	1455.0000 x \$0.35	1455.0000 x \$0.90	\$1,818.75
Flooring	660.0000 x \$2.50	600.0000 x \$1.75	\$2,700.00
Baseboard	106.7000 x \$1.25	97.0000 x \$1.50	\$278.88
Door	1.0000 x \$250.00	1.0000 x \$175.00	\$425.00
Windows	2.0000 x \$180.00	2.0000 x \$120.00	\$600.00
DIRECT COST TOTAL			\$10,493.62

Pricing assumptions

Each material and labor extension is rounded to cents before summing. Concrete calculations use unrounded volumes. This subtotal excludes the costs listed on page 1 and is not a bid, procurement budget, or complete project cost.

Review and handoff

A real engagement would identify the actual drawing set and revision, project location, specification basis, pricing source and date, unresolved questions, and scope responsibility. Confirm those items before using any estimate.